

RECORD OF SURVEY
FOR
MOUNTAINS WEST RANCHES
OF
LOTS 177 TO 181, UNIT 1
PINION RETREAT SUBDIVISION

LOCATED IN SECTION 35
TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to, Treaven Grant, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, I have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat.

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 23 JULY 2019
AS FOUND BY ENTRY #528028 AT PAGES 1 AND 2

PARCEL 1:
Lot 177, Plat #1, Pinion Retreat Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

PARCEL 2:
Lot 178, Plat #1, Pinion Retreat Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

PARCEL 3:
Lot 179, Plat #1, Pinion Retreat Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

PARCEL 4:
Lot 180, Plat #1, Pinion Retreat Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

PARCEL 5:
Lot 181, Plat #1, Pinion Retreat Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

NARRATIVE

PURPOSE OF SURVEY: Prepare a record of survey plat.
BASIS OF BEARING: North 0°18'16" East from the Southeast Corner to the East Corner of Section 35, T3S, R7W, USB&M, according to tie sheets from the Duchesne County Surveyor's Office
SURVEY FINDINGS: The Pinion Retreat Subdivision was surveyed and staked in 1964 and recorded Jan. 18, 1965. The East line was erroneously staked about 38 feet over the Section line. In consulting with the County Surveyor, we decided to hold to the Section line, and then use old corners and fence lines as best evidence to fit improvements. This shortens the East side of Lot 181 by nearly 38 feet.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.



● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC
CAP STAMPED PEATROSS #155666
■ = FOUND HUB
M = MEASURED BEARING AND DISTANCE
R = RECORD BEARING AND DISTANCE
— x — = FENCE LINE

COUNTY SURVEYOR'S FILE # 4292

PREPARED BY
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DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 9/30/2019
SHEET : 1 OF 1 JOB NAME: J.T. GRANT JOB# 1330